

**City of Eau Claire
Plan Commission Minutes
Meeting of November 16, 2015**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Pederson, Radabaugh, Seymour, Weld
Ms. Ebert, Mitchell

Staff Present: Messrs. Tufte, Noel

The meeting was chaired by Mr. Weld.

1. **CONDITIONAL USE PERMIT (CZ-1516) – Indoor Recreation, 3110 Louis Avenue**

Mr. Tufte presented a request to allow an indoor recreational use skate park in an I-2 zoning district located at 3110 Louis Avenue. The facility will use skate and bike ramps purchased from the YMCA. It will be open from 5 to 10 p.m. on weekdays and 10 a.m. to 10 p.m. on weekends. Events could attract up to 50 people, but normally 20 people will use the facility. They will lease out the middle section of the building with 26 stalls being available for parking. There is concern with the request regarding the additional parking needed during events. A letter indicating how overflow parking will be dealt with should be provided.

Applicant, Christian Peterson stated the average user varies from teenage children up to age 40. He anticipates being able to use adjacent business parking after speaking with them in advance. Additional parking could also be placed along McIntyre Avenue. They will try, to the best of their ability, to make the site safe in this industrial area.

Mr. Granlund moved to recommend approval of the conditional use permit subject to the conditions of the staff report. Seconded by Mr. Pederson and the motion carried.

2. **SITE PLAN (SP-1549) – Quick Lane Eau Claire Ford Lincoln, 2909 Lorch Avenue**

Mr. Tufte presented a site plan request to approve a Quick Lane at Eau Claire Ford Lincoln. For parking, 209 stalls are required and 445 are provided for auto sales. Several areas of landscaping will be paved over for additional parking along with adding the 3-bay Quick Lane building expansion. Current parking on grass is prohibited. A pedestrian link will be provided to Lorch Avenue. It appears two pylon signs will be relocated into new traffic islands. A third pylon sign is noted. Only two pylon signs are allowed. All signage will be dealt with a sign permit. A landscaping plan should be provided to understand what areas will remain landscaped and noting street trees along Lorch Avenue. Additionally, two traffic islands should be provided to define the main entrance. All other concerns shall be addressed per the staff report conditions.

Rick Mohr, 10430 161st Street, Chippewa Falls stated traffic islands will be replaced and a landscape plan will be submitted in spring 2016 meeting requirements. They bought the store in 2004 and street trees were not there then. The parking lot is full and that is why they are adding more stalls. Parking on grass will not occur with additional areas paved. All light poles were

painted recently and they added new LED fixtures. They are selling more vehicles per month then when they first bought the dealership so they have purchased land to the west for future need.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report. Seconded by Mr. Radabaugh and the motion carried.

3. **DISCUSSION/DIRECTION**

A. Crime Prevention Through Environmental Design (CPTED)

Mr. Noel explained the main principles of Crime Prevention Through Environmental Design or CPTED. He stated strategies such as Natural Access Control, Territorial Reinforcement and Natural Surveillance have been found to deter crime and other communities have developed brochures, manuals or ordinances to implement the approach.

Commissioners agreed that the concept was useful and directed that staff should create a manual that can help developers and site designers implement CPTED strategies.

B. Neighborhood Revitalization Task Force – Plan Commission Members

Mr. Tufte stated 35 individuals have been contacted with 27 already agreeing to serve on the task force. Ms. Mitchell and Mr. Brenholt will represent the Plan Commission and Mr. Larsen and Ms. Emmanuelle will represent the City Council. The process will begin with the first meeting on January 14, 2016 at Royal Credit Union's corporate office from 7 to 9 p.m. There will be four or five meetings that run from January to April or May. Mr. Tufte asked if any other members of the commission would like to serve.

Mr. Weld stated he would also like to represent the commission.

C. Code Compliance Items

Mr. Weld noted an illegal flashing electronic sign at the Hardees on Hwy. 93 and Golf Road.

D. Future Agenda Items

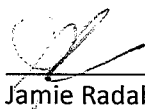
None.

E. Additions or Corrections to Minutes

None.

6. **MINUTES**

The minutes of the meeting of November 2, 2015 were approved.



Jamie Radabaugh, Secretary